



# FOR SALE

## CONVENIENCE STORE FOR SALE AT A VERY LOW ENTRY LEVEL.

This is a great opportunity to own your convenience store located in a busy shopping village surrounded by high-density residential areas. With a good tenant mix of the centre - Surgery, Chemist, Dentist, Fisho, Cafe, Hair Salon, Bakery and Real Estate Agency, it becomes the central hub of convenience for residents. The train station, Aquatic Centre, Community Centre, Retirement Villages and two public parks are just a few minutes walk.

The business has been established for more than 20 years with the current owners operating it for more than 11 years - servicing its loyal local customers and generating a steady income throughout the years, including during Covid time.

Regrettably, the current owners have other business ventures that require them to focus on, hence this is an opportunity for a new owner to take over to freshen up, groom, nurture and grow this business to the next level. Current takings are averaging from \$20,000 to \$22,000 per week. It has several great potentials to increase sales. With its excellent demographic and strategic position; together with the add-on potentials and your entrepreneurship imagination, this business will continue to flourish and be more successful in no time. This is a cash cow business - capitalising on the traffic of the busy centre.

Operating 7 days a week 6.45 am to 6.00 pm

Reasonable rent with a long lease in place.

Easy to run operation as all systems are in place. Training will be provided.

Selling for a very low entry-level investment for this kind of business equips with full Plant & Equipment and Stocks at \$198,000 only WIWO.

If this business interests you, please contact Rofina on 0408 838299 or email [rofina@atrealty.com.au](mailto:rofina@atrealty.com.au) to complete the Confidentiality Agreement.

0 BED | 0 BATH | 0 CAR

PRICE:  
\$198,000

OPEN FOR INSPECTION:  
N/A



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